



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2025 11:04:19 AM
\$25.00 JOANN
20250109000010000

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01/09/2025 11:04:19 AM
PARTREL 1/1

Alicia S. Bayl

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35201-0846

PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that for value received, the undersigned SERVISFIRST BANK, the Mortgagee named in that certain Mortgage and Security Agreement executed by BLACKRIDGE PARTNERS II, LLC, an Alabama limited liability company, in the original amount of \$7,000,000.00, dated April 30, 2019 and recorded in Instrument No. 20190501000145810 in the Probate Office of Shelby County, Alabama, amended in Instrument No. 20220906000346480 and further amended in Instrument No. 20220906000346490 and all amendments thereto, and Assignment of Rents and Leases recorded as Instrument # 20190501000145820 and the undersigned does hereby release all of its rights, title and interest in and to the following described property in Shelby County, Alabama, to wit:

Lots 2017, 2034, 2035 & 2038, according to the Survey of Blackridge South Phase 10, as recorded in Map Book 60, Page 62A, in the Probate Office of Shelby County, Alabama.

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatever, affect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all of the unpaid notes secured thereby.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 8th day of January, 2025.

SERVISFIRST BANK,

By: *[Signature]*

Its: VP

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a notary public in and for said County in said State, hereby certify that Daniel Lawler, whose name as VP of SERVISFIRST BANK, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he/she, as such officer and with full authority, executed the same for and as the act of said national association, on the day the same bears date.

Given under my hand and official seal this the 08 day of January, 2025.

My Commission Expires:
12/07/27

Alyssa Bloomston
Notary Public

